

Minutes of the Houston Planning Commission

September 15, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JqlsrK>
or 936-755-1521, conference ID 414 556 887#
2:30 p.m.

CALL TO ORDER

Chair Martha L. Stein called the meeting to order at 2:30 p.m. with a roll call and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Absent
David Abraham	Present at 3:00 p.m. during item 120
Susan Alleman	Absent
Bill Baldwin	Present
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Present at 2:36 p.m. after approval of minutes
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present
Linda Porrás-Pirtle	Present at 2:34 p.m. during Director's Report
Kevin Robins	Absent
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	Present virtually and left at 4:02 p.m. after item 132
Maggie Dalton for The Honorable KP George	Absent
Lloyd Smith for The Honorable Lina Hidalgo	Present at 2:39 p.m. during item I

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department – Present

CHAIR'S REPORT

Chair Martha L. Stein reported on meeting procedures.

DIRECTOR'S REPORT

Margaret Wallace Brown, Director, Planning and Development Department, gave a report.

APPROVAL OF THE SEPTEMBER 1, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 1, 2022 Planning Commission meeting minutes.

Motion: **Tahir** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

POINT OF PERSONAL PRIVILEGE

A Point of Personal Privilege was given to Commissioner Tahir by the Chair, who introduced his intern.

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1-117)

Items removed for separate consideration: **1, 2, 3, 4, 7, 8, 17, 18, 30, 41, 76, 77, and 83.**

Staff recommendation: Approve staff’s recommendations for items **1-117**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-117**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Jones** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff’s recommendation for items **1, 2, 3, 4, 7, 8, 17, 18, 30, 41, 76, 77 and 83** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **1, 2, 3, 4, 7, 8, 17, 18, 30, 41, 76, 77, and 83** subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Victor** Vote: **Carried** Abstaining: **Heisch and Sigler**

19 Ella Grovewood C3F Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Jones** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Speakers: George Frey, Tracy Riley – opposed

C PUBLIC HEARINGS REQUIRING NOTIFICATION

118 Clairmont Place Sec 1 partial replat no 11 C3N Defer

Staff recommendation: Defer the application for further legal review.

Commission action: Deferred the application for further legal review.

Motion: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

119 McFarland Court partial replat no 3 C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

120 Neuen Manor partial replat no 29 C3N Disapprove

Staff recommendation: Disapprove.

Commission action: Disapproved.

Motion: **Jones** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

- 121 North Church Reserve C3N Defer**
 Staff recommendation: Defer the application per the applicant's request.
 Commission action: Deferred the application per the applicant's request.
 Motion: **Abraham** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speakers: Sara B Gerdes, Michael Wilson, Melinda Gerschefski, Pamela Pelton – opposed
- 122 Shepherd Oaks partial replat no 2 C3N Defer**
 Staff recommendation: Defer the application for further legal review.
 Commission action: Deferred the application for further legal review.
 Motion: **Sigler** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
 Speakers: Susan Fitzpatrick, Chris Ochterbeck – opposed
- 123 Spring Branch Estates no 2 partial replat no 16 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 124 Weyburn Estates C3N Disapprove**
 Staff recommendation: Disapprove.
 Commission action: Disapproved.
 Motion: **Baldwin** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
- 125 Whispering Pines Estates partial replat no 13 C3N Defer**
 Staff recommendation: Defer the application for further legal review.
 Commission action: Deferred the application for further legal review.
 Motion: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 126 Yocum Gardens partial replat no 2 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
 Speaker: Esbin Lopez, Leo Lopez – position not stated

D VARIANCES

- 127 Blake Vista C2R Withdrawn**
- 128 Heights Twenty Sixth C3P Approve**
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Baldwin** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**
- 129 Lexen Court C3P Defer**
 Staff recommendation: Defer the application per the applicant's request.
 Commission action: Deferred the application per the applicant's request.
 Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

130 Lodge Reserves**C2R****Defer**

Staff recommendation: Defer the application per the applicant's request.

Commission action: Deferred the application per the applicant's request.

Motion: **Hines**Second: **Clark**Vote: **Unanimous**Abstaining: **None****131 Mansfield Life****C3P****Defer**

Staff recommendation: Defer the application per the applicant's request.

Commission action: Deferred the application per the applicant's request.

Motion: **Abraham**Second: **Jones**Vote: **Unanimous**Abstaining: **None**

Speaker: Beula Williams Price - opposed

132 Starship Millstone RV Resort**C2R****Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted Variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Smith**Second: **Clark**Vote: **Carried**Opposed: **Baldwin****E SPECIAL EXCEPTIONS****133 Telge Road Tract****GP****Approve**

Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Jones**Second: **Mares**Vote: **Unanimous**Abstaining: **None****F RECONSIDERATION OF REQUIREMENTS****134 Devonshire Park****C3P****Defer**

Staff recommendation: Defer the application for additional information.

Commission action: Deferred the application for additional information.

Motion: **Abraham**Second: **Mares**Vote: **Unanimous**Abstaining: **None****135 Park at Pinemont****C3R****Defer**

Staff recommendation: Defer the application per the councilmember request.

Commission action: Deferred the application per the councilmember request.

Motion: **Heisch**Second: **Porras-Pirtle**Vote: **Unanimous**Abstaining: **None**

Speakers: Leigh A. Edwards, William Dolk, James Mattern, Kevin Engler, Sean Jez, Eileen Egan – opposed; Kate Dentler, District A – position not stated

136 Quality Ocean Cypress**C3P****Approve**

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Clark**Second: **Mares**Vote: **Unanimous**Abstaining: **None**

Items G, H and I were taken together at this time.

G EXTENSIONS OF APPROVAL

137	Bear Creek Retail Center Sec 1	EOA	Approve
138	Bridgeland Prairieland Village Peek Reserve Sec 1	EOA	Approve
139	Grand Prairie Reserves	EOA	Approve
140	Grand Prairie Sec 3	EOA	Approve
141	Grand Prairie Sec 4	EOA	Approve
142	Grand Prairie Sec 5	EOA	Approve
143	Harris County MUD no 49 Water Plant no 2	EOA	Approve
144	Harris County MUD No 525 Wastewater Treatment Plant	EOA	Approve
145	Harris County MUD No 525 Water Plant	EOA	Approve
146	Los Pinos Plant Reserves	EOA	Approve
147	Mai Dao Estates	EOA	Approve
148	North Eldridge Complex Sec 1	EOA	Approve
149	Ramirez Estates Sec 1	EOA	Approve
150	Serenity Grove at Beall	EOA	Approve
151	Springwood Business Park	EOA	Approve
152	Summerland	EOA	Approve
153	Villas on Ferguson	EOA	Approve
154	Wise Acres Sec 1	EOA	Approve

**H NAME CHANGES
NONE****I CERTIFICATES OF COMPLIANCE
NONE**

Staff recommendation: Approve staff's recommendation for items 137-154.

Commission Action: Approved staff's recommendation for items 137-154.

Motion: **Victor** Second: **Jones** Vote: **Carried** Abstaining: **Heisch 138**
Sigler 138-142

**J ADMINISTRATIVE
NONE****K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

155 6409 Eddie Drive DPV Approve

Staff recommendation: Grant the variance(s) and approve the development plat per staff report.

Commission action: Granted the variance(s) and approved the development plat per staff report.

Motion: **Baldwin** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 13, 2022

- a. Arales Properties at Force
- b. Bicycle Bungalows replat no 2
- c. Bise Townhomes
- d. Brickfielder Townhomes
- e. Brun Villas
- f. Champions South partial replat no 1
- g. Geneva Place
- h. Goertz Addition
- i. Mistral Townhomes
- j. Park Place partial replat no 6
- k. Park Place partial replat no 7
- l. Pinecrest Sec 1 replat no 1 and extension
- m. Rosewood Estates partial replat no 2
- n. Winter Bay Estates
- o. Wrenwood partial replat no 5
- p. Yocum Gardens partial replat no 3

Staff recommendation: Establish a public hearing date of October 13, 2022 for item II a-p.

Commission action: Established a public hearing date of October 13, 2022 for item II a-p.

Motion: **Clark** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2621 AUGUSTA DRIVE

Staff recommendation: Grant the off-street parking variance to provide 43 parking spaces including 10% bike reduction in lieu of the required spaces per staff report.

Commission action: Granted the off-street parking variance to provide 43 parking spaces including 10% bike reduction in lieu of the required spaces per staff report

Motion: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

Speaker: Molly Voorhees, applicant – supportive

V. PUBLIC COMMENT

Director Wallace Brown commented about the Traffic Impact Analysis (TIA) for items 19 and 20.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:55 p.m.

Motion: **Clark** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

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Martha L Stein

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Martha L. Stein, Chair

DocuSigned by:
Margaret H Brown

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Margaret Wallace Brown, Secretary